



15 COPPICE CLOSE

Dunmow, CM6 2SL

£550,000



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- Four bed detached family home
- Beautifully presented home
- Situated within walking distance to town and schools
- Spacious reception areas
- Lovely conservatory overlooking garden
- Beautiful fitted bathrooms
- Ample parking
- Attractive landscaped garden





Property Description

THE PROPERTY

Desirable very well presented 4 bed detached family home, situated in a top location within walking distance to the town and schools. The property offers beautiful fitted bathrooms, spacious reception areas and a conservatory. Outside is a mature garden laid mainly to lawn and ample parking.

Property Information

Freehold

All main services connected.

Council Tax Band E

EPC awaiting

THE LOCATION

Coppice Close is a very attractive and popular cull-de-sac off of 'Godfrey Way' with mature trees yet just a short walk to the High Street.

Great Dunmow is an ancient Flich town and is particularly a popular location with commuters, situated between Bishop's Stortford, Braintree and Chelmsford.

Road travel to London is well serviced by the M11 (Junction 8) which is easily accessed by the A120 bypass, which also links to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes.

There are a number of schools in the area including Felsted Private School (within 4.5 miles), New Hall Independent

School (within 13 miles) Bishop's Stortford College (10.6 miles), two outstanding schools in Chelmsford: Chelmsford County High School for Girls and King Edward VI Grammar School (both within around 13 miles) and Chelmsford County High School for Girls (12.7 miles).

Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John Lewis and many other independent and quality branded shops.

Bishop's Stortford – 10 miles (London Liverpool Street from 38 minutes, Cambridge from 30 minutes), Chelmsford – 14.7 miles, Stansted Airport – 7.7 miles. (Distances and times are

approximate).

ENTRANCE HALL

PVCu part glazed entrance door. Under stairs storage cupboard, radiator, engineered wood flooring, recessed ceiling spotlights, stairs to first floor, door to:

Cloakroom

Fitted with two piece suite comprising, wash hand basin with base cupboard storage under, close coupled WC and extractor fan, radiator, engineered wood flooring.

Lounge

5.02m (16'5") x 3.57m (11'8"). Replacement PVCu double glazed window to front, contemporary gas fired fireplace, radiator, telephone point, TV point, coving to textured

ceiling, double door to:

Dining

3.17m (10'5") x 2.87m (9'5"). Radiator, serving hatch from Kitchen, coving to textured ceiling, sliding door to:

Conservatory

10' 8" x 10' 6" (3.25m x 3.2m)

PVCu double glazed construction with polycarbonate roof and ceiling fan, two windows to side, three windows to rear, ceramic tiled flooring, telephone point, TV point, double door, door to:

Kitchen with Breakfast Bar

3.17m (10'5") max x 2.57m (8'5"). Fitted with a matching range of base and eye level units with worktop space over

with underlighting, stainless steel sink unit, space for fridge and dishwasher with fitted electric fan assisted oven with built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, engineered wood flooring, recessed ceiling spotlights, door to:

Utility

2.41m (7'11") x 1.46m (4'10"). Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, under-unit lights, wall mounted gas radiator heating boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge, replacement PVCu double glazed window to rear, radiator, recessed ceiling spotlights, PVCu half glazed stable door to garden, door leading to the garage.





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HOME OFFICE / BEDROOM 5

12' 8" x 7' 2" (3.88m x 2.19m)

Landing

Airing cupboard, doors to

Bedroom 1

4.87m (16') x 3.35m (11'). Replacement PVCu double glazed window to front, range of wardrobe cupboards, radiator, telephone point, TV point, door to:

Ensuite Shower Room

Fitted with quality fittings including a three piece suite comprising tiled shower enclosure with folding glass screen with a remote in the main bedroom, pedestal wash hand basin with shaver point, close coupled WC and extractor fan,

PVCu double glazed window to front, radiator, ceramic tiled flooring, recessed ceiling spotlights.

Bedroom 2

3.50m (11'6") x 2.41m (7'11"). PVCu double glazed box window to front, radiator, range of wardrobe cupboards.

Bedroom 3

3.37m (11'1") x 2.47m (8'1"). Replacement PVCu double glazed window to rear, range of wardrobes, radiator, recessed ceiling spotlights.

Bedroom 4

3.35m (11') x 2.29m (7'6"). Replacement PVCu double glazed window to rear, fitted wardrobe cupboard, radiator.

Bathroom

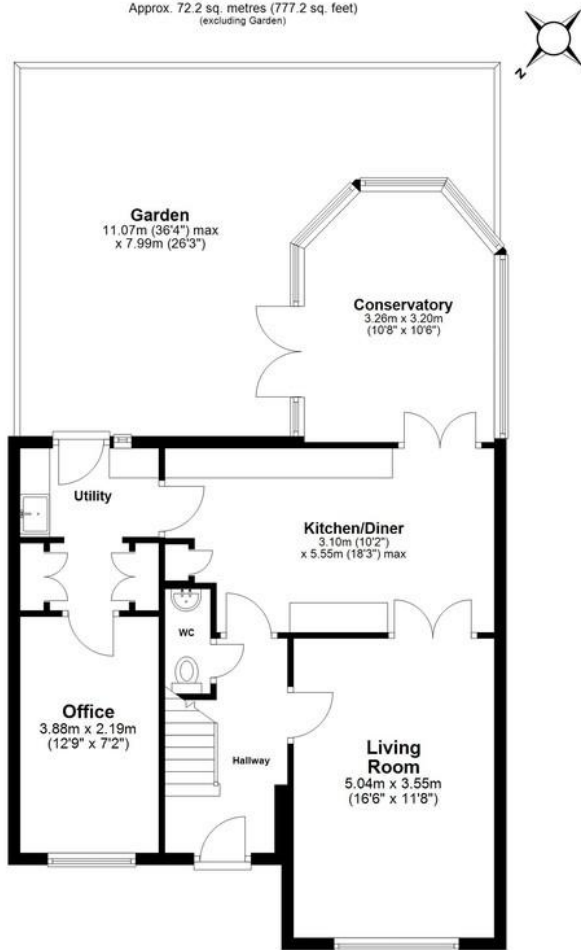
Fitted with quality fittings including a three piece suite comprising panelled bath with independent shower over and folding glass screen with a remote control for operating the shower, wash hand basin and close coupled WC, tiled splashbacks, heated towel rail, extractor fan, shaver point, replacement PVCu double glazed window to rear, ceramic tiled flooring.

Garden

The property has a lovely approach with mature trees and ample parking leading to the garage. Gated side access leads to the rear garden which is attractively landscaped with mature flower and shrub borders and trees with a storage shed and garden tidy and the remainder laid to lawn. A large paved patio is just outside back door.

Ground Floor

Approx. 72.2 sq. metres (777.2 sq. feet)
(excluding Garden)



First Floor

Approx. 56.7 sq. metres (610.0 sq. feet)



Total area: approx. 128.9 sq. metres (1387.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Coppice Close

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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